

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Pleasant Hills Golf Course Community Workshop Follow-up

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1966 Flint Avenue
San Jose, CA 95148

Monday, March 13, 2006
6:30 - 8:00P.M.

GENERAL COMMENTS

- People prefer Pleasant Hills Golf Course remain a Golf Course.
- As a Task Force Member (Ike White) concerned that the Pleasant Hills Golf Course site was not discussed in detail, amenities not listed correctly in EIR (too general), seeing items in amenities list that are already funded.
- How are people going to access the Pleasant Hills Golf Course property?
- At the workshop didn't have the opportunity to retain as golf course. Would be interested in a community vote: Develop or Green.
- KB Homes hasn't come back to the community.
- Concerned with EIR. When something can't be mitigated it doesn't make sense that development would be allowed to happen.
- With all the plans and input who make the final decision?
 - All actions go to the City Council. Staff and the Task Force will be making a recommendation to the City Council. The current schedule would be June City Council.
- Felt would be getting feedback from George Perez on key data regarding schools.
- Where are the KB/Summerhill revised plans?
 - KB/Summerhill have said would come back to community.
- What is the Wednesday, March 15th Task Force meeting on?
 - Retail and the Balancing the Equation exercise.
- Are we going to get answers to questions?
 - There is a running Questions & Answers log with yet to be answered questions.

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- Tonight's follow-up process, who does it go back to?
 - Developer's representative at meeting, also will be communicated to Task Force and City Council.
- The proposed density is "unreal".
 - The key question that needs to be resolved is how many units.
- Concerned with blackouts, insufficient water, water pollution control plant capacity. The best use of the land is as a golf course. Protect existing open space.
- Will the project go before the mayoral race?
 - The intent is to go to City Council in June 2006.
- A call for a show of hands for open space resulted in a majority of attendees expressing that they would prefer the golf course remain open space.
- How will the Task Force get comments?
 - The comments will be typed-up and made available to the Task Force. Will be on the EEHVS website in the Outreach Calendar section.
- Been here for 3 different meetings. The KB Homes plan does not look like the community's ideas. Is the community wasting time? Is City Hall going to take care of the East Side's needs?
 - The Planning Commission makes a recommendation to the City Council. Staff will try to communicate the community's concerns. The community is welcome to go to the public hearings. Developers may be looking for ways to compromise.
- Does the Planning Commission have any inclination yet on the project?
 - The Planning Commission has not yet had a hearing on the EEHVS project.
- If there's an issue the community wants to express then the community should make the effort to go to the meetings.
- Concerned with the amount of time public is allowed to speak at meetings.
 - Generally there are time limits for many meetings, but there are general community meetings, neighborhood meetings and workshops where there generally is not a time limit for individual speakers.
- Should convey to the builders/developers that the community feels misled about having another follow-up meeting to the last developers Pleasant Hills meeting. Also, why didn't the developer's take notes at the last Pleasant Hills meeting?
 - Mike Keaney with HHM mentioned that KB is trying to set up a date/time to get back to the community with a follow-up meeting.

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- This follow-up meeting is good because the community is allowed to speak openly. Should have had councilmembers attend as well as developers to listen to comments.
- In Planning's experience how responsive has KB Homes been to community concerns?
 - There has been varying levels of responsiveness. There is a benefit to having meetings with the community.
- Does KB have an option to develop the entire Pleasant Hills Golf Course?
 - It is staff's understanding that KB is working with Summerhill Homes.
- Will there be an opportunity to continue discussion on addressing traffic comments?
 - There will be an opportunity to comment on the adequacy of the EIR at the EIR meeting on March 14th.
- The plans from the workshop don't show the density of homes.
- Developers make single-family detached homes, but the roofs almost touch (too close). Make sure the single-family detached homes are really detached. Tully Road is very crowded.
- Where can comments on the EIR be sent to be read out-loud at the EIR meeting?
 - Send any comments EIR or project related to John Baty. If the EIR comments are not too long and received by March 14th can read out-loud. Will be included and responded to in Final EIR.
- Please note that the EIR meeting is not a City Council Meeting. The EIR meeting is a presentation on the EEHVS EIR and an opportunity to submit comments on the EIR.